

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 7-10-05 Scarborough Professional Building/Scarborough Land Development, Inc./Lori English, 10650 State Road 84/Generally located at the southeast corner of State Road 84 and Scarborough Drive

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

SP 7-10-05 Scarborough Professional Building, 10650 State Road 84 (B-2)

REPORT IN BRIEF: Approval of the site plan for the “Scarborough Professional Building II” is being requested. The proposal is for a 38,178 square foot, two (2) story multi-tenant office building. The subject site consists of a net 2.77 acres (120,663 square feet), and is generally located at the southeast corner of State Road 84 and Scarborough Drive.

This concrete structure has 17,107 square feet on the first floor and 21,071 square feet on the second floor. Access is provided on the western boundary with a 24’ opening to Scarborough Drive, off-set a safe distance, more than 50’ south, from the gated ingress/egress of Cameron Palms. Decorative concrete is used at the entrance and for the pedestrian crossing. The parking requirement to allow 1/3 of the building to be used for medical office use and 2/3 for general office use has been met with 155 parking spaces being provided (155 required). The required loading zone is centered along the western side of the building. The lighting plan shows 25’ decorative light poles and fixtures which compliment the building’s architecture are being used.

To the north is the SR 84/I-595 Corridor, to the south is a planned single family home development that is buffered by an 8’ masonry wall and 10’ landscape buffer, to the east is a commercial property where office use is proposed, and to the west is a multi-family development that is separated by Scarborough Drive and buffered with landscaping. Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties.

PREVIOUS ACTIONS: None

CONCURRENCES: At the January 24, 2006, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and the following: 1) that the size of the Royal Palms be changed to ten-foot of gray wood; 2) that the parking was based on the restriction of 11,000 square-feet of medical office and the rest was to be general office space; 3) that the first-floor perimeter columns along the outdoor covered

walkway be increased to more columns at a smaller width, spaced between the windows; 4) correct the actual column pattern around each of the main entrances to reflect the rendering; and 5) adjust the colors to reduce the intensity of the red and orange and have the new color board available for the Town Council. (Motion carried 4-0 with Mr. Aucamp being absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall be met prior to final staff approval:

1. Indicate the location of overhead utility lines on the survey and on the landscape plan, and either place the overhead utility lines underground or adjust the landscape materials to meet Florida Power and Light guidelines.

Attachment(s): Planning Report, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner:

Name: Lori G. English
Scarborough Land Development, Inc
Address: 1361 W. Fairway Road
City: Pembroke Pines, FL 33026
Phone: (954) 821-7892

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the site plan for the "Scarborough Professional Building".

Address/Location: 10650 State Road 84/Generally located at the southeast corner of State Road 84 and Scarborough Drive.

Future Land Use

Plan Map Designation: Special Classification Residential (8.5 DU/AC)

Zoning: B-2, Community Business District

Proposed Use: 38,178 square foot, two (2) story multi-tenant office building

Net Parcel Size: 2.77 acres (120,663 square feet)

Surrounding Uses:

North: State Road 84
South: Scarborough (Single family dwellings)
East: Vacant parcel (proposed CaseyCo Commerce Center)
West: Cameron Palms (Multi-family dwellings)

Surrounding Future Land Use Plan Map Designations:

North: Transportation
South: Residential (5 DU/AC)
East: Residential (5 DU/AC), Commercial Flexibility applied
West: Special Classification Residential (8.5 DU/AC)

Surrounding Zoning:

North: T, Transportation District
South: PRD-5.1, Planned Residential District
East: CC, Commerce Center District
West: RM-10, Multi-family Medium Dwelling District

Zoning History

Annexation History: The property was annexed into the Town of Davie through House Bill 880, effective October 1, 1981.

Land Use Plan Amendments: The Land Use Plan Amendment, LA 85-1, changing a 6.1 acre site from Residential (5 DU/AC) to Commercial, was approved on February 4, 1987.

The Land Use Plan Amendment, LA BC 85-4, changing a 3.3049 acre site from Residential (5 DU/AC) to Commercial, was approved on February 4, 1987.

The Land Use Plan Amendment, LA BC 96-1, changing 36 acres of Residential (5 DU/AC) and 7 acres of Commercial; to 43 acres of Residential (8.5 DU/AC), was approved on April 2, 1996.

Rezoning Requests: The rezoning, ZB 7-4-85 Town of Davie Phase III Rezoning, assigning or affirming zoning classifications of annexed parcels was approved on July 17, 1985.

The rezoning, ZB 3-2-87 Scarborough Associates/Eisenberg, changing a 3.3049 acre site from R-5 to B-2, Community Business District, was approved on March 4, 1987.

The rezoning ZB 11-2-96 Goray/Davie Lakes, changing a 44 acre subject site from: B-1, Neighborhood Business District, B-2, Community Business District, and RM-5, Multifamily Low Medium Dwelling District; to: RM-10, Multi-family Medium Density Dwelling District and CF, Community Facilities District, was approved on February 5, 1997.

Resolution 2004-51 revoked a Declaration of Restrictions that stated that the property may only be used for library and educational uses.

The rezoning, ZB 9-2-04 Scarborough II, changing the subject site from CF, Community Facilities District to B-2, Community Business District was approved on June 1, 2005.

Plat and Delegation Requests: The plat, Scarborough I, for a 44.275 acre site, located at the corner of SR 84 and Hiatus Road, was approved on February 16, 1983, with a note restricting it to 171 multi-family duplex units and 10 acres (100,000 square feet) of commercial use, and was subsequently recorded in Plat Book 119, Page 38, of the official records of Broward County on April 4, 1984.

The plat, Scarborough II, for a 60.984 site, located adjacent to Scarborough I and a vacant unplatted parcel adjacent to Bright Road, was approved on April 4, 1984, with a note

restricting it to 300 single or multi-family units, and was subsequently recorded in Plat Book 126, Page 44, of the official records of Broward County on March 28, 1986.

The delegation request, DG 12-4-96, Scarborough I, providing for a revision to the restrictive note by deleting commercial uses and increase the number of multi-family dwelling units, was approved on February 5, 1997.

The delegation request, DG 12-5-96, Scarborough II, providing for a revision to the restrictive note by changing commercial uses to residential use, was approved on February 5, 1997.

The delegation request, DG 3-1-97 Scarborough I, amending the non-vehicular access line, turn lane configurations, and bonding requirements was approved on April 2, 1997.

The delegation request, DG 1-2-05 Scarborough II, providing for a revision to the restrictive note from 100,000 square feet of library use, to 50,000 square feet of office use, was approved at the May 4, 2005, Town Council meeting.

Related Site Plans: The site plan, SP 11-7-96 Davie Lakes, for 340 multi-family units, was approved on May 7, 1997.

The site plan modification, SP 4-5-98 Cameron Palms, changing the project name from Davie Lakes, upgrading landscaping, and modifying entrance signage, was approved on June 23, 1998.

Application Details

The applicant's submission indicates the following:

1. *Site:* Approval of the site plan for the "Scarborough Professional Building II" is being requested. The proposal is for a 38,178 square foot, two (2) story multi-tenant office building. The subject site consists of a net 2.77 acres (120,663 square feet), and is generally located at the southeast corner of State Road 84 and Scarborough Drive.
2. *Trails:* No designated recreational trails are on or adjacent to the site, or proposed for the future. There are existing sidewalks on both sides of Scarborough Drive, and adjacent to the site along the south side of State Road 84.

3. *Building/Architecture:* This concrete structure has 17,107 square feet on the first floor and 21,071 square feet on the second floor. The second floor of the building overhangs a 7'-4" covered pedestrian walkway, and the overhang assists in adding structural depth at the entrances to the building. The roof is flat and Exterior Insulation and Finish Systems (EIFS) are used to visually separate the floors, and accent the top of the parapets. The building's finish is fine sand, and cement plaster is used for the window and door banding. The architecture has a modern Mediterranean character with round accents, square accents, and terracotta color pre-cast medallions. The color scheme consists of medium orange base in the center, medium beige base on the sides, light olive green window trim, light cream EIFS, terracotta columns, medium yellow stucco banding along the base of the building, and white anodized window and door frames.
4. *Access and Parking:* Access is provided on the western boundary with a 24' opening to Scarborough Drive, off-set a safe distance, more than 50' south, from the gated ingress/egress of Cameron Palms. Decorative concrete is used at the entrance and for the pedestrian crossing. The parking requirement to allow 1/3 of the building to be used for medical office use and 2/3 for general office use has been met with 155 parking spaces being provided (155 required). The required loading zone is centered along the western side of the building.
5. *Lighting:* The lighting plan shows 25' decorative light poles and fixtures which compliment the building's architecture are being used.
6. *Drainage:* The subject property lies within Central Broward Water Control District, and approval from this agency shall be obtained prior to the issuance of a development permit. Catch basins lead to a 0.34 acre dry retention area at the northern end of the site.
7. *Signage:* For the purposes of signage, the building is considered to be a single occupant building, with a maximum of 150 square feet of signage being allowed, since the individual occupants do not have direct access to the exterior of the building.
8. *Landscaping:* The landscape plan indicates 45,597 square feet (1.05 acres) or 38.46 percent of open space (30 percent required). The north buffer, along State Road 84, has Crepe Myrtle and Bald Cypress, with groupings of Cypress on the edges of the retention area. The entire site is surrounded with a continuous Cocoplum hedge. The south buffer has an 8' masonry wall and Live Oaks are used here and in the eastern buffer. The western buffer, along Scarborough Drive, is lined with Silver Buttonwood. The entrance has Pink Tabebuia with a base of Furry Jasmine. The majority of the landscape islands have Pink Tabebuia. The corners of the building have Live Oaks with a base of Wild Coffee. The front and rear entrances to the building are accented with Royal Palms that have a base of Xanadu Dwarf Philodendron.

9. *Compatibility:* To the north is the SR 84/I-595 Corridor, to the south is a planned single family home development that is buffered by an 8' masonry wall and 10' landscape buffer, to the east is a commercial property where office use is proposed, and to the west is a multi-family development that is separated by Scarborough Drive and buffered with landscaping. Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties.

Applicable Codes and Ordinances

§12-24 (5) Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community.

§12-83 Conventional Nonresidential Development Standards, B-2, Community Business District requires the following minimums: 52,500 square feet lot area, 200' frontage and depth, 20' on sides abutting residentially zoned properties, 25' adjacent to rights-of-way, 30% open space, 40% maximum building coverage, and 35' maximum height.

§12-208 (A) Requirements for off-street parking; offices, business, professional, governmental, financial institutions and commercial banks; one (1) space for each three hundred (300) square feet of gross floor area.

§12-242 (B) Wall Signs: (1) Maximum sign size for wall, fascia and awning or canopy signs. The maximum sign size is expressed in terms of square feet and relates to the maximum sign area that may be devoted to a particular business, notwithstanding the number or combination of wall, fascia, awning, or canopy signs.

(a) Multi-tenant Buildings: Signage may be provided not to exceed a maximum of two (2) square feet of signage per lineal foot of tenant storefront facade length, except that signage in the Western Theme Area shall not exceed four (4) square feet of signage per lineal foot of tenant storefront facade length. Only the first-floor occupants of such buildings with individual separate entrances from the exterior of the building shall be allowed wall, fascia, or canopy signage. Office buildings where there are multiple tenants that do not have individual separate entrances to the exterior of the building shall not be considered multiple-tenant buildings for the application of these standards. Typical tenant signage for multiple-tenant buildings shall be reviewed pursuant to the site plan review process.

(b) Single-Occupant Buildings: Signage may be provided not to exceed a maximum of two (2) square feet of signage per lineal foot of building frontage at the street right-of-way to a maximum of one hundred fifty (150) square feet of total sign area. Office and/or industrial buildings where there are multiple tenants that do not have individual separate entrances to the exterior of the building shall be considered single-tenant buildings for the application of these standards. Applications for single-tenant signage shall be reviewed pursuant to the site plan review process.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Provide a sidewalk connection to the right-of-way. *(Item provided)*

Engineering: Provide a traffic impact analysis for the adjacent roadways, show cross-sections for the dry retention areas and from all property lines, and provide preliminary storm water management calculations. *(Items provided)*

Public Participation

The applicant held Public Participation meetings on June 21, 2005, and June 28, 2005; attached is the Citizen Participation Report.

Staff Analysis

The proposed office use meets the intent of the Commercial Future Land Use Plan Map designation and B-2, Community Business District zoning classification, and complies with the

B-2, Community Business District development standards. The site plan meets or exceeds the minimum setbacks, open space, and parking requirements.

Findings of Fact

The site plan is in conformance with the applicable Codes and Ordinances. This proposed site plan for office use can be considered compatible with the uses on the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final staff approval:

1. Indicate the location of overhead utility lines on the survey and on the landscape plan, and either place the overhead utility lines underground or adjust the landscape materials to meet Florida Power and Light guidelines.
-

Site Plan Committee Recommendation

At the January 24, 2006, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and the following: 1) that the size of the Royal Palms be changed to ten-foot of gray wood; 2) that the parking was based on the restriction of 11,000 square-feet of medical office and the rest was to be general office space; 3) that the first-floor perimeter columns along the outdoor covered walkway be increased to more columns at a smaller width, spaced between the windows; 4) correct the actual column pattern around each of the main entrances to reflect the rendering; and 5) adjust the colors to reduce the intensity of the red and orange and have the new color board available for the Town Council. (Motion carried 4-0 with Mr. Aucamp being absent)

Town Council Action

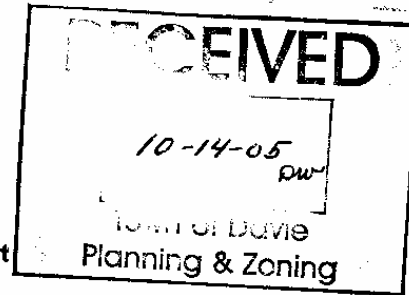
Exhibits

1. Citizen Participation Report
2. Future Land Use Plan Map
3. Zoning and Aerial Map
4. Site Plan

Prepared by: _____

Reviewed by: _____

July 21, 2005

Town of Davie
6591 Orange Drive
Davie, FL 33314Attn: Mr. Chris Gratz
City Planner**Re: Scarborough Professional Building
Site Plan Submission-Citizen Participation Report
LPEG Proj. No. 10041**

Dear Chris:

In accordance with the Town of Davie Citizen Participation Ordinance, we have held two (2) meetings with the neighbors surrounding the Scarborough Professional Building site.

The following is a summary of the process which was followed.

On August 30, 2005, a meeting notice was mailed to all property owners within 1,000 feet of the subject property, a copy of which is attached for reference. A total of 124 notices were mailed. The Citizen Participation meetings were held at the Nob Hill Police Station Community Room and were scheduled for September 20, 2005 and September 21, 2005 at 6:00 pm. due to Hurricane Rita, the Town facilities were closed and the September 20, 2005 meeting was cancelled. The first meeting was held on September 21, 2005 and at the conclusion of the meeting all participants were advised that a second meeting would be held on September 26, 2005 at 6:00pm. The applicant and consultants were available for the September 26, 2005 meeting, but there were no attendees from the neighborhood.

A summary of the participants and the meeting discussion are attached, which include:

- Exhibit "A" - List of Adjacent Property Owners
- Exhibit "B" - Notice of Meeting, dated August 30, 2005
- Exhibit "C" - Sign-in sheet for September 22, 2005 meeting. (No Attendees)
- Exhibit "D" - Summary of discussion for September 21, 2005 meeting.
- Exhibit "E" - Sign-in sheet for September 22, 2005 meeting. (No Attendees)
- Exhibit "F" - Summary of phone calls.

Phone : 954-295-0852

Fax: 954-575-2919

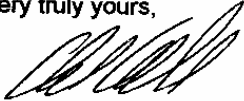
LPEG@bellsouth.net

LPEG

LAND PLAN ENGINEERING GROUP
1475 NW 126th Drive
Coral Springs, FL 33071

I trust this information will comply with the Town's requirements and will allow the Town staff to proceed with the review of the Site Plan application. Should you have any questions or need any additional information, please feel free to call.

Very truly yours,



Peter R. Gallo P.E., President
LAND PLAN ENGINEERING GROUP, INC.

Cc: Lori English, Scarborough Land Development, Inc.

Phone : 954-295-0852

Fax: 954-575-2919

LPEG@bellsouth.net

EXHIBIT "A"

FOLIO	NAME LINE	NAME LINE1
504118070020	95 WAREHOUSE INC	
504107133340	AHMED,ALIM A 1/2 INT	CHOWDHORY,FERDOUSARA
504107132320	ALBIEZ,BRIAN E & SHARON L	
504107133220	ALEGRE,JOSE 1/2 INT	ALEGRE,IRENE
504107132430	ALFARO,JUAN F & MARIA E	
504107132810	ALI,SHAHEEN & ANWER	
504107110010	ALLIANCE RT LIMITED	PARTNERSIP
504107133190	ANANIA,RONALD JOSEPH	
504107133180	ARNOLD,CHARLES R & LINDA H	
504107132390	BALZANO,FRANK X & MARY KATHERINE	
504107132610	BARNETT,ELVIS &	BARNETT,ERNESTINE
504107132480	BASTACKY,HARVEY P & FLORENCE	
504107132690	BAYLISS,ROLAND C & MELAINE B	
504107132620	BEHRMANN,PAUL W & KELLY ANN	
504107132400	BLAIS,BARBARA &	FELL,SHERRY
504107132350	BRATUS,JOANNE B	
504107133300	CAMBRIA,MARTHA	
504107133100	CARAVELLO,FRANK SALVATORE JR	
504107133260	CARRILLO,MAYNARD E & BEATRIZ P	
504107132750	CARTER,BRIAN & LAURA	
504107132980	COLLET,SAM L & BECKY R	
504107132410	CONWAY,ROBERT M & LISA	
504107133130	DAVIS,CATHY WALKER	
504107133270	DENHAM,SCOTT & YOLANDA	
504118070040	DIGITAL COMM LINK INC	
504107132520	DORCE,PIERRE R	
504107132910	DUNHAM,CAMI J	
504107133330	ELIZARDI,JULIO	
504107133170	FABIAN,CYNTHIA M 1/2 INT	SHEEHAN,JOHN M
504107132870	GALAN,ANTONIO E &	KNOTT,KATTYA M
504107132830	GODANI,AMEE	
504107132300	GRONERT,ROGER F & SUSAN E	
504107132760	HADLEY,SHEILA 1/2 INT &	HADLEY,MAGNA
504107133360	HAYNES,BARBARA K	
504107132950	HEDRICK,KARY & FERNANDA	
504107133020	HENDRIXSON,RONALD A & PAMELA A	
504107133150	HERLAND,RICHARD A & LINDA A	
504107132960	HERMAN,STACY	
504107132680	HILDEBRAND,DIANE	
504107132660	HOLNESS,KERVILLE A & JANET J	
504107133090	HORGAN,JAMES F & TRACY D	
504107132930	JAMES,STEPHEN A	
504107132840	JOSE,JINCY &	PULLATTU,THOMAS
504107132700	JUMPP,KEITH A & KATHRYN A	
504107133000	KERN,ELIZABETH M	
504107133050	KINNE,ROBERT J	
504107132780	KOTERBA,PAUL A & SANDRA A	
504107132370	LAM,BAO-CHAU 1/2 INT EA	LAM,VAN DONG
504107133070	LAVIGNE,CARIN	
504107132830	LECOUR,RICHARD 1/2 INT	LECOUR,LINDA R

504118000030	LEMB V LTD PRNTR	% MERITAX
504107132380	LENA, LORENA	
504107132850	LINHARES, PEDRO & ANGELA R	
504107132380	LINK, KENNETH A & BARBARA A	
504107132420	LOCKARD, BYRON WESLEY & WENDY E	
504107132330	LOPEZ, LAZARO J 1/2 INT	PINTO, ALESSANDRA O
504107132340	LOPEZ, LINDA R	
504107132590	LOPEZ, OSVALDO R & BRENDA L	
504107132500	MAALOUF, JOSEPH G & CATHERINE M	
504107132720	MAMUN, MOHAMMED	
504107132820	MARIN, ELYFREDO &	ACEVEDO, CYNTHIA
504107133140	MARTINEZ, SONIA	
504107132490	MARZOUCA, PETER J & JOYCE	
504107132580	MAZZA, MARY BETH	
504107132580	MEARS, LARIE L & CHARLENE M	
504107133310	MESSINGER, JOHN A G 1/2 INT	MESSINGER, WILLIAM E
504107133290	MOORE, EARL L III &	MOORE, KAREN E
504107132790	MORENO, JUAN C & MICHELLE S	
504107132440	MORRIS, ANGELLA K	
504107132800	MORTON, DONNA G	
504107132540	MOZZOTT, ANTHONY E & ISABEL	
504107133080	MUIRHEAD, EASTON	
504107132310	OLIVEIRA, FRANKLIN A & MARIA A	
504107132230	PAULUS, ERICA	
504107132800	PAVLOVICH, ANNE I	
504107132450	PEARCE, JOSEPH M & JOAN V	
504107132770	PEREZ, STEPHEN J 1/2 INT EA	CASTEJON-PEREZ, ANNA I
504107133120	PINA, CAROLYN	
504107133210	PINZON, ALFONSO & ANITA	
504107132570	PRIBYL, AARON & NATALIE	
504137012390	PRSTIGE DUKE JOINT VENTURE	
504107132890	PUJOLS, IDELISA	
504107132840	PUNTERVOLD, EDWARD M & BEVERLEY T	
504107133250	REEDER, MARK A & IVONNE B	
504107133230	REZENDE, JOAO B & JULIET M	
504107132740	RIDER, RONALD KIP & SABRINA	
504107133180	RIOS, RENE & LUCRECIA	
504107133040	RIVERA, MARIA	
504107132940	ROBERTS, JOHN & TINA 1/2 INT	FOTI, FRANK
504107132990	ROGERS, GLORIA M	
504107132510	RUCKER, ANN L REV LIV TR LE	
504107132860	RUGGLES, VIVIAN V	
504137012350	SAMRA, KAMELJIT &	BARTOLOME, DELILAH
504107133110	SANTIAGO, FERNANDO	
504107133370	SANTORO, MARIE C	
504107130070	SCARBOROUGH HOMEOWNERS ASSN	% SUMMIT PROPERTY MGT CO
504107110020	SCARBOROUGH LAND DEV INC	
504107132460	SCHAEFER, DAVID & RHONDA	
504107132730	SCHONFIELD, WILLIAM L & JOYCE A	
504107132920	SCHUMAN, C L & MADELINE REV TR	
504107133320	SEIN, KENNETH E	

ADDRESS LI	ADDRESS 1
3001 W HILLDALE BCH BLVD #300	PEMBROKE PARK FL 33009
1131 SW 109 WAY	DAVIE FL 33324
1160 SW 109 LN	DAVIE FL 33324-4141
1030 SW 109 TER	DAVIE FL 33324-4150
1160 SW 108TH WAY	DAVIE FL 33324-4143
10730 SW 10 CT	DAVIE FL 33324-4156
200 E RANDOLPH DR STE 6900	CHICAGO IL 60601
10910 SW 10TH CT	DAVIE FL 33324-4160
10911 SW 11 CT	DAVIE FL 33324-4158
1109 SW 108TH WAY	DAVIE FL 33324-4143
10780 SW 11 DR	DAVIE FL 33324-4153
1181 SW 108TH TER	DAVIE FL 33324-4144
10781 SW 11TH PL	DAVIE FL 33324-4154
10770 SW 11TH DR	DAVIE FL 33324-4153
1190 SW 108 WAY	DAVIE FL 33328
1181 SW 108 WAY	DAVIE FL 33324-4143
1041 SW 109TH WAY	DAVIE FL 33324-4145
10861 SW 11 MNR	DAVIE FL 33324-4159
10931 SW 10 PL	DAVIE FL 33324
10760 SW 11 CT	DAVIE FL 33324-4155
1101 SCARBOROUGH DR	DAVIE FL 33324-4152
1180 SW 108 WAY	DAVIE FL 33324-4143
10910 SW 11 CT	DAVIE FL 33324-4158
10941 SW 10 PL	DAVIE FL 33324-4162
10450 STATE RD 84	DAVIE FL 33324-4206
1475 NE 121 ST UNIT C-110	NORTH MIAMI FL 33161
10781 SW 10 PL	DAVIE FL 33324-4157
1121 SW 109TH WAY	DAVIE FL 33324-4163
10921 SW 11 CT	DAVIE FL 33324-4158
10721 SW 10 CT	DAVIE FL 33324-4156
10760 SW 11 DR	DAVIE FL 33324-4153
1180 SW 109TH LN	DAVIE FL 33324-4141
10750 SW 11TH CT	DAVIE FL 33324-4155
1041 SW 109TH TER	DAVIE FL 33324-4151
10770 SW 10 PL	DAVIE FL 33324-4157
1141 SCARBOROUGH DR	DAVIE FL 33324-4152
10901 SW 11TH CT	DAVIE FL 33324-4158
10760 SW 10 PL	DAVIE FL 33324
10771 SW 11TH PL	DAVIE FL 33324-4154
1160 SW 107 TER	DAVIE FL 33324-4149
10851 SW 11 MNR	DAVIE FL 33324-4159
10790 SW 10 PL	DAVIE FL 33324-4157
10700 SW 10 CT	DAVIE FL 33324
10791 SW 11 PL	DAVIE FL 33324-4154
1121 SCARBOROUGH DR	DAVIE FL 33324-4152
10811 SW 11 MNR	DAVIE FL 33324-4159
10761 SW 11 CT	DAVIE FL 33324-4155
1181 SW 108 WAY	DAVIE FL 33324-4143
10831 SW 11 MNR	DAVIE FL 33324-4159
10710 SW 10 CT	DAVIE FL 33324-4156

3811 TURTLE CREEK BLVD #1850	DALLAS TX 75219
1191 SW 108TH WAY	DAVIE FL 33324-4143
1170 SW 107TH TER	DAVIE FL 33324-4149
1171 SW 108TH WAY	DAVIE FL 33324-4143
1170 SW 108TH WAY	DAVIE FL 33324-4143
1150 SW 109 LANE	DAVIE FL 33324-4141
1151 SW 108TH WAY	DAVIE FL 33324-4143
1171 SW 107TH WAY	DAVIE FL 33324-4147
1190 SW 108 TER	DAVIE FL 33324-4144
1161 SW 107 TER	DAVIE FL 33324-4148
10720 SW 10 CT	DAVIE FL 33324-4156
10900 SW 11 CT	DAVIE FL 33324-4158
1191 SW 108TH TER	DAVIE FL 33324-4144
1141 SW 107 WAY	DAVIE FL 33324-4147
1161 SW 107 WAY	DAVIE FL 33324-4147
1101 SW 109TH WAY	DAVIE FL 33324-4163
1031 SW 109TH WAY	DAVIE FL 33324-4145
10771 SW 11 CT	DAVIE FL 33324-4155
1150 SW 108TH WAY	DAVIE FL 33324-4143
10790 SW 11 DR	DAVIE FL 33324-4153
1150 SW 108TH TER	DAVIE FL 33324-4144
10841 SW 11 MNR	DAVIE FL 33324-4159
1170 SW 109TH LN	DAVIE FL 33324-4141
1151 SW 108 LANE	DAVIE FL 33324
10781 SW 11 CT	DAVIE FL 33324-4155
1151 SW 108TH TER	DAVIE FL 33324-4144
10751 SW 11 CT	DAVIE FL 33324-4155
10920 SW 11 CT	DAVIE FL 33324-4158
1040 SW 109 TER	DAVIE FL 33324-4150
1151 SW 107 WAY	DAVIE FL 33324-4147
9155 S DADELAND BLVD #1502	MIAMI FL 33156
10741 SW 10 CT	DAVIE FL 33324-4156
10750 SW 11TH DR	DAVIE FL 33324-4153
10921 SW 10TH PL	DAVIE FL 33324-4162
1020 SW 109 TER	DAVIE FL 33324-4150
10770 SW 11TH CT	DAVIE FL 33324-4155
10920 SW 10TH CT	DAVIE FL 33324-4160
10801 SW 11 MNR	DAVIE FL 33324-4159
10780 SW 10 PL	DAVIE FL 33324-4157
1111 SCARBOROUGH DR	DAVIE FL 33324-4152
1180 SW 108 TER	DAVIE FL 33324-4144
10711 SW 10 CT	DAVIE FL 33324-4156
4100 GALT OCEAN DR UNIT 910	FT LAUDERDALE FL 33308
10871 SW 11 MANOR	DAVIE FL 33324-4159
10920 SW 10 PL	DAVIE FL 33324-4161
6289 W SUNRISE BLVD RM 202	SUNRISE FL 33313-6181
3001 W HALLANDALE BCH BLVD #300	PEMBROKE PARK FL 33009
1161 SW 108 TER	DAVIE FL 33324-4144
10780 SW 11TH CT	DAVIE FL 33324-4155
10791 SW 10TH PL	DAVIE FL 33324-4157
1111 SW 109 WAY	DAVIE FL 33324-4163

10911 SW 10 PL	DAVIE FL 33324-4162
1150 SW 107TH WAY	DAVIE FL 33324-4146
10750 SW 10 PL	DAVIE FL 33324-4157
10751 SW 10TH CT	DAVIE FL 33324-4156
1160 SW 108TH TER	DAVIE FL 33324-4144
1151 SCARBOROUGH DR	DAVIE FL 33324-4152
1171 SW 108 TER	DAVIE FL 33324-4144
1141 SW 109TH WAY	DAVIE FL 33324-4163
1050 SW 109 TER	DAVIE FL 33324-4150
10821 SW 11 MANOR	DAVIE FL 33324
10731 SW 10TH CT	DAVIE FL 33324-4156
1161 SW 109 LANE	DAVIE FL 33324
10761 SW 11TH PL	DAVIE FL 33324-4154
1021 SW 109 WAY	DAVIE FL 33324-4145
1140 SW 108 TERR	DAVIE FL 33324-4144
1131 SCARBOROUGH DR	DAVIE FL 33324-4152
10701 SW 10 CT	DAVIE FL 33324-4156

504107133240	SHARAD,SHAIMA	
504107132710	SPENNATO,MICHAEL & CATHY	
504107132970	SPICKER,IVAN &	OTOYA,MARIA
504107132900	STANTON,LORENZO	
504107132530	STEINBERG,PAMELA IRENE	
504107133030	STEVENS,JEFFREY H & PATRICIA L	
504107132470	STONE,RICHARD D & MELANIE J	
504107133350	SUSSMAN,MORRIS M & FRANCINE	
504107133200	SWANBERG,LAURA M	
504107133060	SWANK,MARILYN	
504107132680	TESTA,CARMINE 1/2 INT &	TESTA,LAURA A
504107132240	THOMPSON,TYSON W	
504107132670	TYSER,SUSAN G	
504107133280	VACCATO,DENNIS 1/2 INT	VACCATO,LUCY
504107132550	VEGA,ARQUIMEDEZ 1/2 INT	VEGA,JESUS
504107133010	VEGA,EDWIN	
504107132850	WATTERS,KELLY P	
	Christopher Kovanes, Town Administrator	
	Mayor Tom Truex	
	Vice Mayor Lisa Hubert	District 1
	Councilmember Mike Crowley	District 2
	Councilmember Susan Starkey	District 3
	Councilmember Judy Paul	District 4

LPEG

LAND PLAN ENGINEERING GROUP
1475 NW 126th Drive
Coral Springs, FL 33071

NOTICE OF MEETING

August 30, 2005

**Re: Scarborough Professional Building
Site Plan Application
LPEG Proj. No. 10041**

Dear Neighbor,

On behalf of the Developer, Scarborough Land Development Inc., Land Plan Engineering Group, is pleased to invite you to a citizen participation meeting relating to our Site Plan Application for a 2.73+/- acre parcel located at 10650 State Road 84.

Scarborough Land Development Inc. intends to proceed with the construction of a 41,061 S.F., two (2) story, Office Building, along with the associated parking and utility infrastructure to support the project as required by the Land Development Code of the Town of Davie.

In accordance with the Town of Davie Ordinance, we are required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the site before the Town will initiate their review of the Site Plan Application. In accordance with this requirement, we have scheduled the following meetings.

First Meeting:

Date: September 20, 2005 **Time:** 6:00 PM
Location: Davie Community Room at Police Department (Nob Hill Office)
1230 South Nob Hill Road
Davie, FL 33324

Second Meeting:

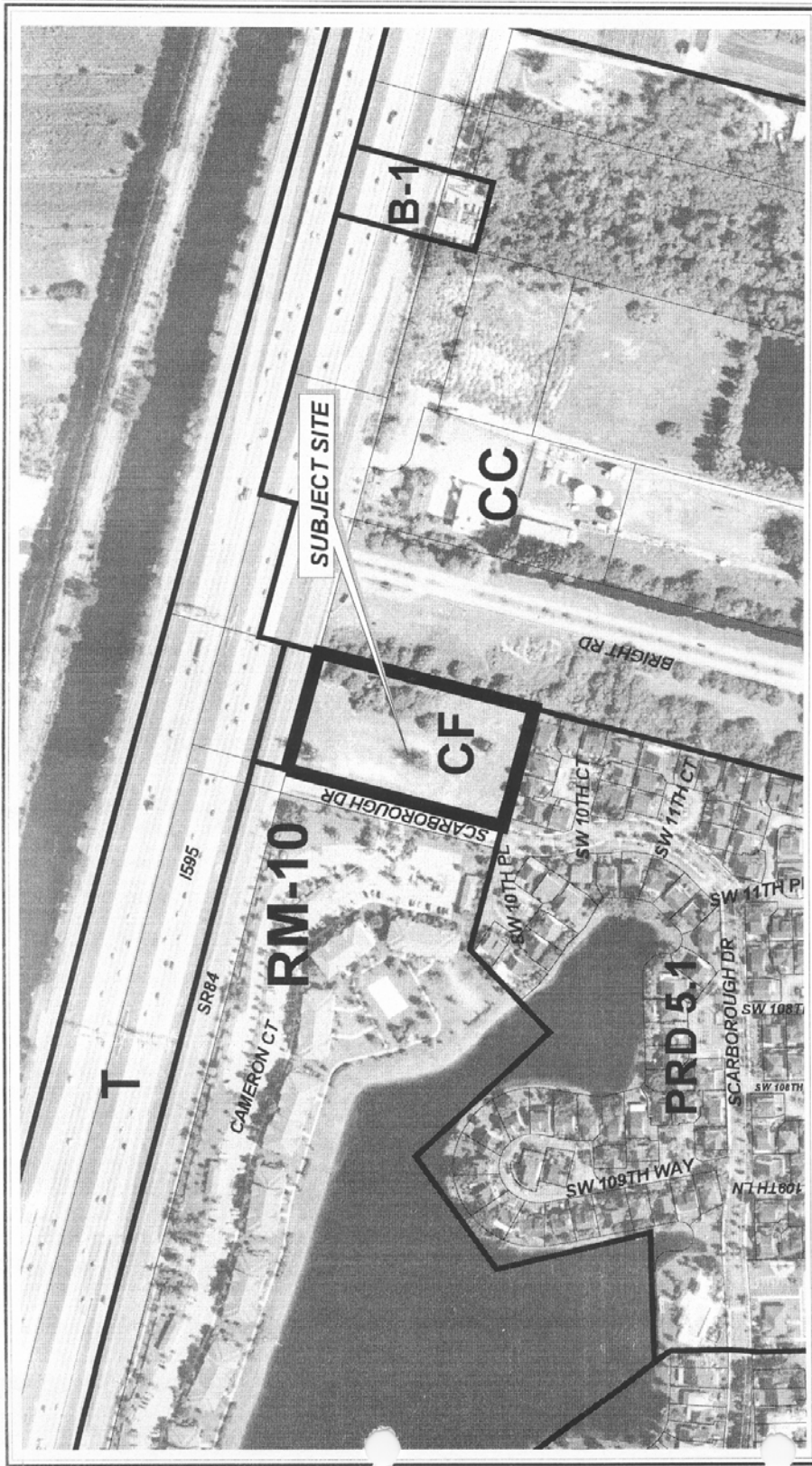
Date: September 21, 2005 **Time:** 6:00 PM
Location: Davie Community Room at Police Department (Nob Hill Office)
1230 South Nob Hill Road
Davie, FL 33324

Note: Members of the Town Council may be present.

Phone: 954-341-2581

Fax: 954-575-2919

LPEG@bellsouth.net



Date Flown:
12/31/02



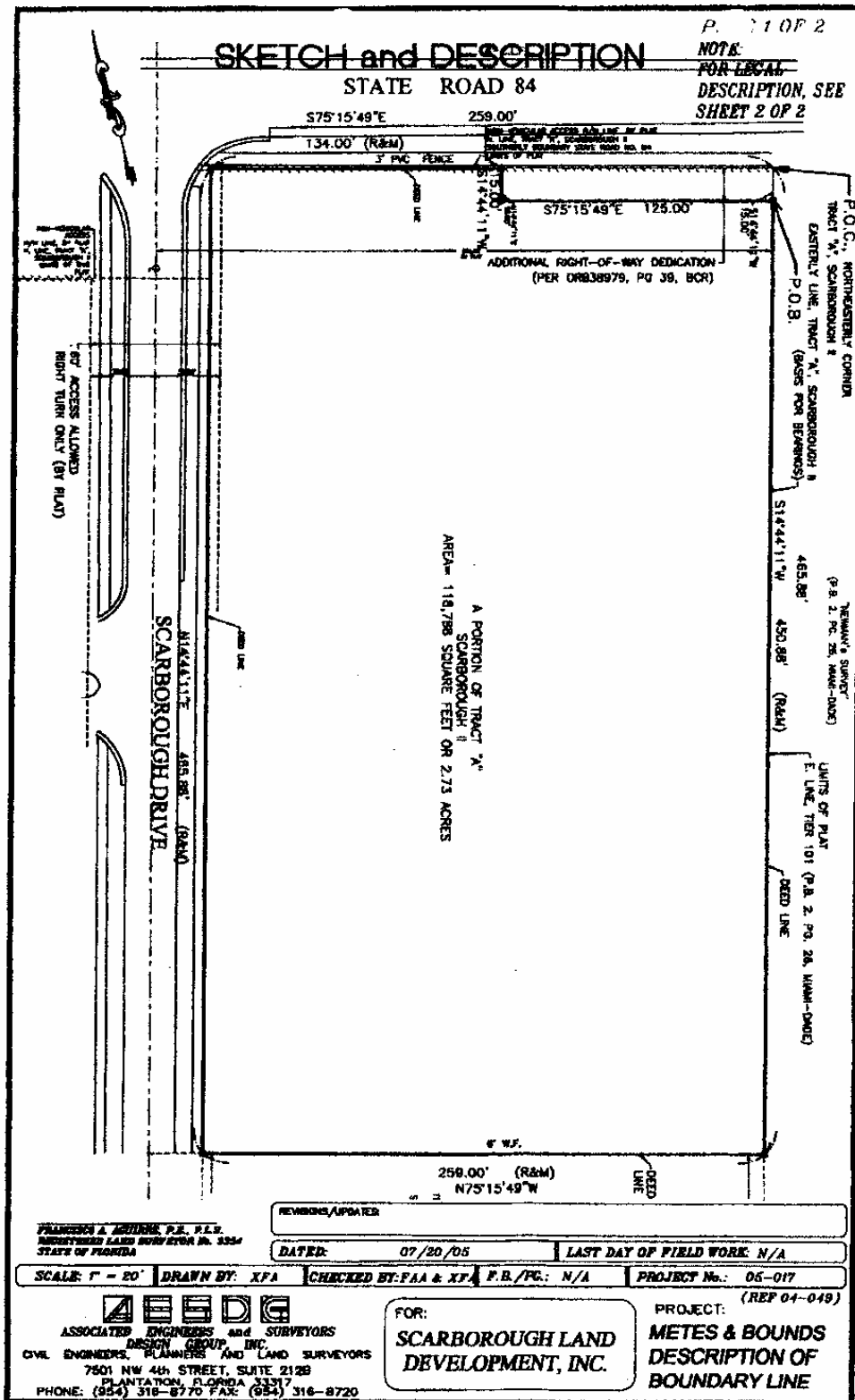
300 0 300 600 Feet

Prepared by the Town of Davie GIS Division



REZONING **ZB 9-2-04** **Zoning and Aerial Map**

Prepared By: id
Date Prepared: 10/11/04



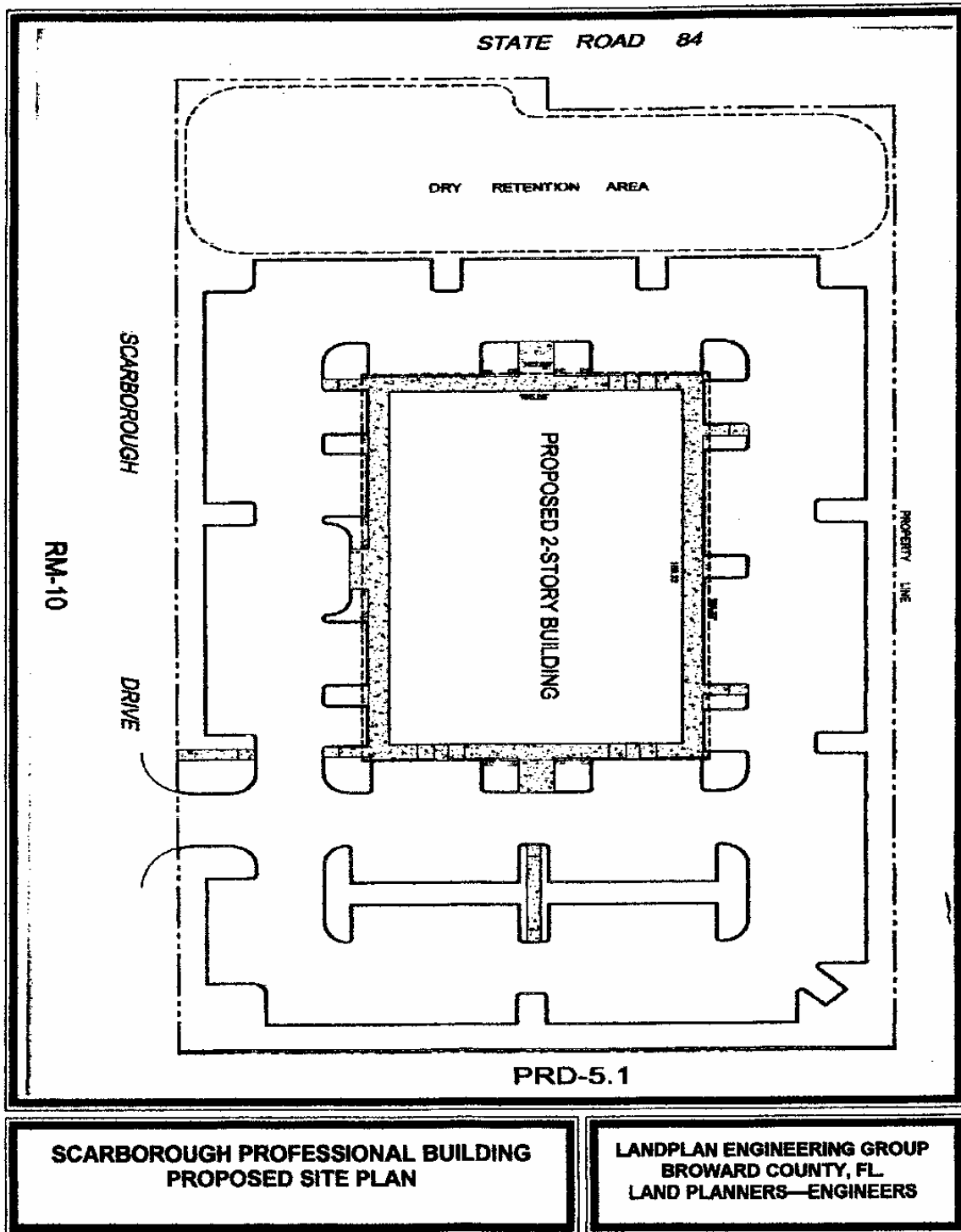


EXHIBIT "C"

SEPTEMBER 21, 2005
SIGN IN SHEET

Vernon Ma + Mae John F Ruggieri

~~William~~

Jack Bilello

Elaine Solomon

JUSTYNA NIEWIADOMSKI

RON ANANIA

KARL HEDRICK

CHARLES & MADELINE SCHUMAN

EXHIBIT "D"

**Summary of Discussion
At
September 21, 2005 Citizen Participation Meeting
Scarborough Professional Building – Site Plan**

Peter R. Gallo, P.E., of LandPlan Engineering Group, Inc. opened the meeting and explained the Town's Citizen Participation Ordinance, which requires an applicant to hold two meetings with neighbors who live within 1,000 feet of the subject property. The results will be summarized in a "Citizen Participation Report" which will be submitted to the Town staff. He also explained to those in attendance that they will also have the opportunity to speak and raise their concerns at the Planning and Zoning Board and Town Council public hearings.

Mr. Gallo then explained that the Site Plan application had been filed with the Town of Davie for the 2.77 acre parcel and that the Property is known as a portion of Tract "A", Scarborough Plat as recorded in the Plat Records of Broward County, PB 126, PG 44. The site is located in Section 7, Township 50S, and Range 41E, south of State Road 84 and east of Scarborough Drive in the Town of Davie and that Scarborough Land Development Inc. intends to proceed with the construction of a 41,061 S.F. Office Building, along with the associated parking and utility infrastructure to support the project.

The following questions and or concerns were posed by the various neighbors:

1. Are the colors depicted on the rendering the final colors?

The Colors could be changed, but would approved by the Town of Davie

2. Was the proposed building site formally the library?

It was explained that the Site was determined to be too small for the intended Library Use.

Summary of Discussion
At
September 21, 2005 Citizen Participation Meeting
Scarborough Professional Building – Site Plan

3. How close is the wall planned to be constructed to the existing housing developments' white picket fence?
 - A. Will there be enough room between the proposed wall and their fence for them to maintain their fence?
 - B. Would it be possible for the wall to be constructed farther away from their fence for maintenance purposes? Or
 - C. Could they take down the back portion of their fence and somehow attach to the wall?

The Applicant indicated that they would coordinate the location of the wall with the neighbors and the Town of Davie

4. Why is the entrance to the office building site placed so close to the Scarborough Development?
 - A. Is there a possibility of moving the entrance further away from the Development?
 - B. What would be the process of moving the entrance?
 - C. Could the entrance be moved to SR 84.

The applicant indicated the location of the entrance was coordinated with the Town of Davie Staff and that the location indicated on the Site Plan was determined to be the safest location for the entrance.

5. Some of the neighbors expressed concern that the general public would use Scarborough Road to access Hiatus, rather than go out the way they entered, thus causing greater traffic concerns in their development.
 - A. By cutting through their neighborhood, the residents feel that it would create safety issues for the residents.
 - B. The development is currently experiencing these problems when cars are using this road, cutting through their neighborhood to gain access to the public school.
 - C. Suggestions by the neighbors as remedial action as follows:
 1. Placing a non-manned mechanical guard gate at the entrance to the development(which only the residents could gain access)
 2. Placing a right turn only sign at the exit of the building's parking lot so that the people will not go into their development to gain access to Hiatus.

Summary of Discussion
At
September 21, 2005 Citizen Participation Meeting
Scarborough Professional Building – Site Plan

3. Having a traffic engineering report done to see the increase in traffic generated by the building. (This was suggested by Marci Nolan to one of the neighbors who expressed concern and wanted the gate put in)

The Applicant indicated that the issue would be discussed with the Town of Davie Staff, but traffic from this site would not significantly increase the cut-thru trips presently experienced by the neighborhood.

6. Will the elevation of the building site change after construction?
 - A. The concern is that at the present time, the drainage from the homes that border the building site drains onto building site property. The fear is that if the elevation is too high then the water will not be able to drain as before and flood the neighboring property.

It was explained to them the building elevations depicted are required by code and the local Drainage District and they seemed satisfied with that.

7. The neighbors wanted to know who would be purchasing these offices—what types of people? They also wanted to know if there were limitations or restrictions on who can purchase these units

It was explained to them that eleven thousand square feet was allocated for Medical office and that number could not go up but could decrease. They seemed satisfied with this.

8. How many offices will there be? We explained that we will not know that answer until we open the market for sales of the units.

One tenant may want two thousand square feet and another may want five. They seemed satisfied with that answer.

Summary of Discussion
At
September 21, 2005 Citizen Participation Meeting
Scarborough Professional Building – Site Plan

9. Will the landscaping in the back of the building be sufficient to prevent tenants on the second floor from peering into the neighbors' homes and vice versa?

- A. They want to increase the amount of landscaping and the maturity to prevent this problem.
- B. They will get a chance to see the landscaping plans at next weeks meeting.

The Applicant indicated that we would work with the Town of Davie staff in order to increase the Landscaping along the southern property line.

10. How will the project be powered? Where is the feed coming from?

- A. Worried that if the complex is feeding off the same power source then, it would increase the power outages they are already experiencing.
- B. Can FPL upgrade the existing power sources to prevent this problem?
- C. Where will the power lines be placed? Above or below ground?
- D. Where will the easement for this utility be?

The Applicant indicated that the power requirements for the site would be coordinated with FPL and they would be responsible for providing power to the site.

11. What kind of lighting and Security will be used for the complex?

- A. Will the light shine into the neighbors' windows?
- B. At what time will the lights be on?
- C. Will there be security lighting? And at what times will it be on?
- D. Will there be security patrol on the premises?

The Applicant indicated that we would work with the Town of Davie staff in order to minimize the impact of site lighting on the adjoining neighborhood.

Summary of Discussion
At
September 21, 2005 Citizen Participation Meeting
Scarborough Professional Building – Site Plan

12. What are the Plus's for the building of the office building for the surrounding neighborhood?
- A. The potential tenants could be businesses that the neighborhood would frequent often, thus saving gas.
 - B. The building is an upscale beautiful edifice more pleasing to the eye than the vacant field.
 - C. The existence of the building with its ongoing businesses will deter traffic from going into the neighborhood as a road abutting a vacant land is more apt to be used to cut through than when a building and Occupants are present to survey.
 - D. Having local business will increase the value of their properties.
 - E. The very existence of the building will create a better buffer for the existing neighborhood.

The meeting was concluded and an announcement was made that another meeting was scheduled for Monday September 26th, 2005 at six o'clock p. m.

EXHIBIT "E"

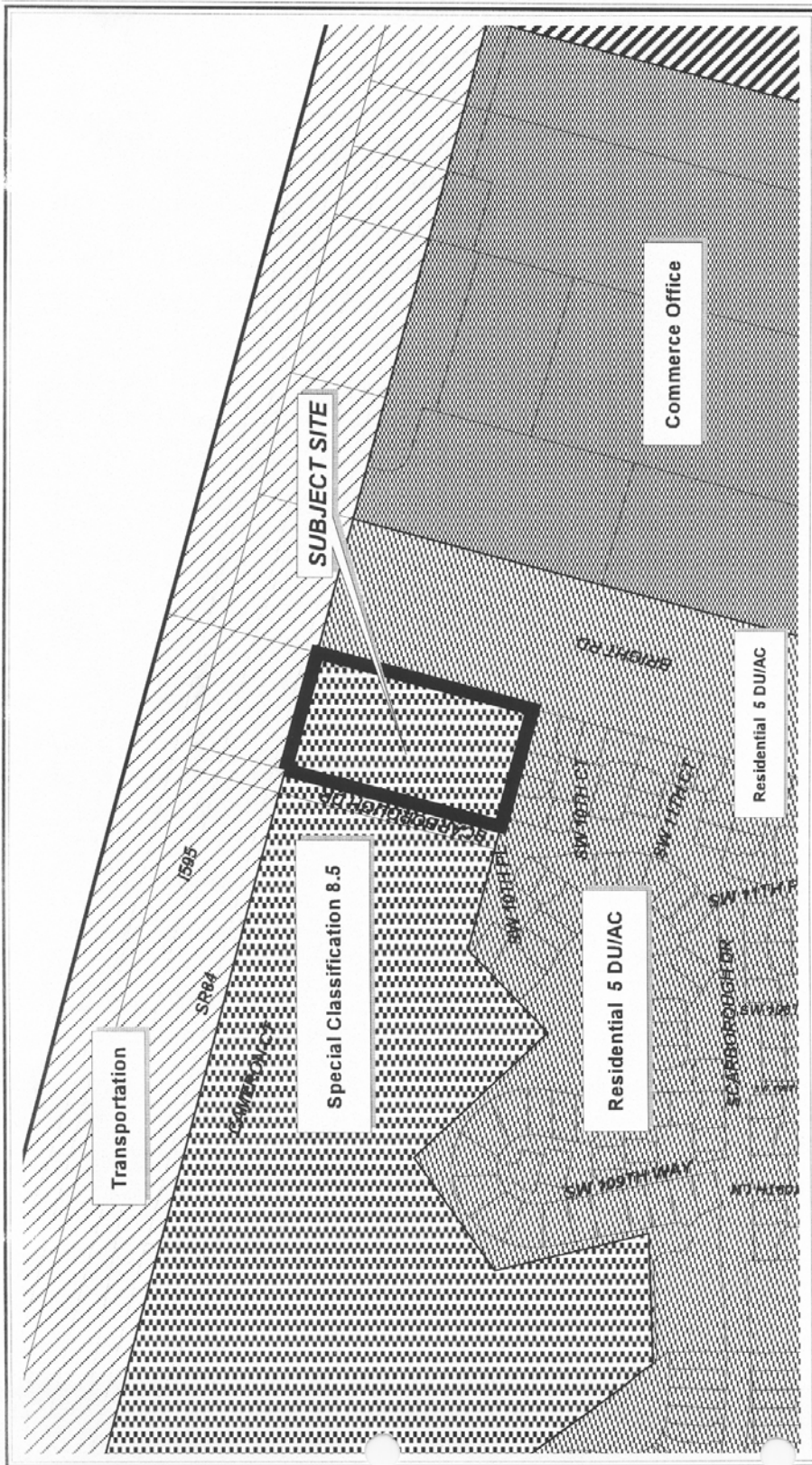
SIGN IN SHEET
SEPTEMBER 26, 2005

EXHIBIT "F"

Summary of Phone Calls

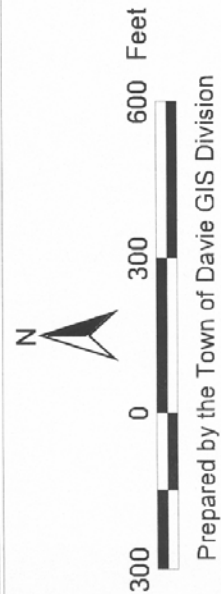
9-8-05 - 10:50 am – Mr. Ron Anania, Pres. Of the Scarborough Homeowners Association called LandPlan Engineering Group, Inc and was concerned about the cut-thru traffic from SR 84 to Hiatus Rd. thru the Scarborough neighborhood and requested that the Developer install Security Gates at the north and south entrances to the Scarborough Development.

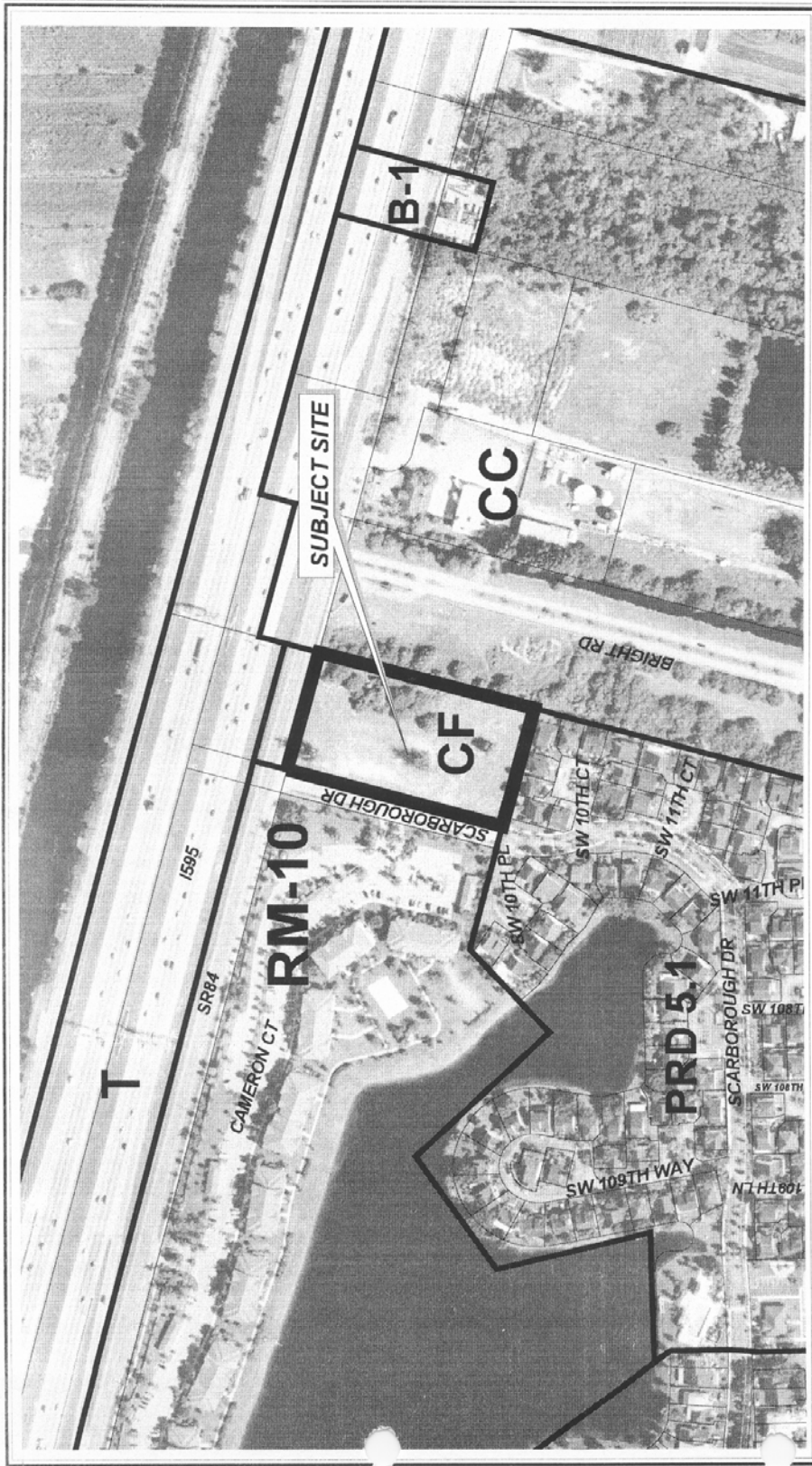
It was explained to Mr. Anania that the developer would discuss this issue with the Town of Davie, but traffic from this site would not significantly contribute to this existing problem.



REZONING **ZB 9-2-04** **Future Land Use Map**

Prepared By: id
 Date Prepared: 10/1/04





Date Flown:
12/31/02



300 0 300 600 Feet

Prepared by the Town of Davie GIS Division



REZONING **ZB 9-2-04** **Zoning and Aerial Map**

Prepared By: id
Date Prepared: 10/11/04

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